

# California Fair Political Practices Commission

October 13, 1988

Carl K. Newton
Burke, Williams and Sorensen
One Wilshire Building
624 South Grand Avenue, 11th Floor
Los Angeles, CA 90017

Re: Your Request for Informal Assistance
Our File No. I-88-343

Dear Mr. Newton:

This is in response to your request for advice on behalf of Santa Clarita Mayor Pro Tem Jan Heidt and Mayor Howard P. McKeon regarding their responsibilities under the conflict-of-interest provisions of the Political Reform Act (the "Act") 1/ This letter confirms the telephone advice I provided to you on October 12, 1988.2/

### QUESTION

May Mayor Pro Tem Heidt and Mayor McKeon participate in decisions regarding a proposed 903 dwelling unit development project and the building of a road connecting the development

½/ Government Code Sections 81000-91015. All statutory references are to the Government Code unless otherwise indicated. Commission regulations appear at 2 California Code of Regulations Section 18000, et seq. All references to regulations are to Title 2, Division 6 of the California Code of Regulations.

<sup>2/</sup> We do not have sufficient information to provide more than general guidance in response to your question. Therefore, we consider your letter to be a request for informal assistance pursuant to Regulation 18329(c) (copy enclosed). Informal assistance does not provide the requestor with the immunity provided by an opinion or formal written advice. (Government Code Section 83114; Regulation 18329(c)(3).)

Carl K. Newton October 13, 1988 Page -2-

to one of the main highways of Santa Clarita when they possess interests in commercial property and business entities in the vicinity of the project?

### CONCLUSION

Mayor Pro Tem Heidt and Mayor McKeon may not participate in any decision regarding the proposed development which will have a reasonably foreseeable material financial effect on the real properties and business entities in which they have economic interests.

### FACTS

The Santa Clarita City Council will soon consider whether to approve the "West-creek" development in the City of Santa Clarita. The proposed project would include the building of a road which connects the project to one of the main highways of Santa Clarita. The development itself will add 903 dwelling units to the 38,000 already in the City of Santa Clarita, and is thereby likely to increase the population of the city by approximately 2,400 persons.

Mayor Howard P. McKeon is a 20% shareholder in a western wear and accessories retail chain of 33 stores. The corporation is Howard and Phil's Enterprises, Inc. The home office of the corporation and one of the retail stores is located at 19415 Soledad Canyon Road, approximately 1/2 mile from the boundaries of the proposed development.

By the fact of the increased population of approximately 2,400 persons to the existing population of 147,000 in the City of Santa Clarita and the improved system of highways within the city, the Howard and Phil's store operating within the City of Santa Clarita is reasonably expected to do some increased business.

Mayor Pro Tem Heidt's husband is an equal general partner in Heidt and Cowgill Investment Company. Heidt and Cowgill owns Lyons Station Shopping Center which is located approximately 2 1/2 miles from the proposed development. Mayor Pro Tem Heidt and her husband also own a bookstore, known as One for the Books, which is located in Lyons Station Shopping Center.

Carl K. Newton October 13, 1988 Page -3-

Mayor Pro Tem Heidt's husband also owns an option on a parcel of commercially zoned property located approximately 7/8 of a mile from the proposed development. The property would be described in development jargon as "freeway commercial" because it is adjacent to north and south bound ramps of Highway 14, the Antelope Valley Freeway. Mr. Heidt intends to develop the property as a retail center that would cater to freeway traffic.

You have provided us with maps showing the location of each of the above-mentioned properties in relation to the proposed development. Copies of the maps are attached.

#### ANALYSIS

Section 87100 prohibits a public official from participating in a governmental decision in which the official has a financial interest. An official has a financial interest in a decision if it will have a reasonably foreseeable material financial effect distinguishable from the effect on the public generally, on the official or a member of his or her immediate family or on:

- (a) Any business entity in which the public official has a direct or indirect investment worth one thousand dollars (\$1,000) or more.
- (b) Any real property in which the public official has a direct or indirect interest worth one thousand dollars (\$1,000) or more.
- (c) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating two hundred fifty dollars (\$250) or more in value provided to, received by or promised to the public official within 12 months prior to the time when the decision is made.
- (d) Any business entity in which the public official is a director, officer, partner, trustee, employee, or holds any position of management.
- (e) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating two hundred fifty dollars (\$250) or more in value provided to, received by, or promised to the public official within 12 months prior to the time when the decision is made.

Carl K. Newton October 13, 1988 Page -4-

### Mayor McKeon

In the present situation, Mayor McKeon has an investment interest exceeding \$1,000 in Howard's and Phil's Enterprises, Inc. (Howard's and Phil's.) He also has an interest in the real property on which Howard's and Phil's is located. (Section 82033.) Accordingly, he may not participate in a decision regarding the proposed development if it will have a reasonably foreseeable material financial effect on Howard's and Phil's or the real property on which it is located.

Commission Regulation 18702.2 (copy enclosed) provides guidance in determining whether the reasonably foreseeable effects of a decision on a business entity will be considered material. The regulation sets out different tests depending on the size of the business entity. For the smallest size business entity, the reasonably foreseeable effects of a decision will be considered material if:3/

- (1) The business entity is a source of income (including gifts) aggregating \$250 or more provided to, received by or promised to the official within the preceding 12 months.
- (2) The official has a direct or indirect investment worth \$1,000 or more in the business entity.
- (3) The official is a director, partner, employee, trustee of, or holds any position of management in, the business entity.

(Regulation 18702.2(g)(1)-(3).)

In the present situation, you have indicated that the proposed development will increase the population of Santa Clarita by approximately 1.6%. In these circumstances, it seems that a proportional increase in Howard's and Phil's gross revenues is reasonably foreseeable. If that proportional increase would amount to less than \$10,000, the effect would not be material. Furthermore, given the number of stores in the Howard's and Phil's chain, it may be that one of the higher tests for materiality set out in Regulation 18702.2 would be applicable. We do not have sufficient facts to make this determination.

<sup>3/</sup> We are assuming for purposes of analysis that Howard's and Phil's falls under the tests set out in subsection (g) for small businesses. You should review Regulation 18702.2 to determine if this is the appropriate test for a business the size of Howard's and Phil's.

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With regard to the interest in real property on which Howard's and Phil's is located, Regulation 18702 (copy enclosed) provides guidelines for determining whether a decision which foreseeably affects an official's real property interest also will materially affect that interest. These guidelines are based on the fair market value and incoming producing potential of the real property in which the official has an interest.

First, if the fair market value of the real property in which the official has an interest is less than \$200,000, a \$1,000 increase or decrease in the fair market value is considered material. (An increase or decrease of less than \$1,000 is never material.) If the fair market value of the property is more than \$200,000 but less than \$2,000,000, a 0.5-percent increase or decrease in the fair market value is considered material. If the fair market value of the property is \$2,000 or more, a \$10,000 increase or decrease in the fair market value is considered material.

Second, if the incoming producing potential of the property is \$1,000 or less per month, a \$50 per month increase or decrease in the income producing potential is material. (An increase or decrease of less than \$50 per month is never material.) If the income producing potential of the property is more than \$1,000 per month but less than \$20,000 per month, a 5% increase or decrease in the income producing potential is material. If the income producing potential is \$20,000 or more per month, a \$1,000 per month increase or decrease is material.

#### Mayor Pro Tem Heidt

Mayor Pro Tem Heidt has an interest in the real property on which Lyons Station Shopping Center is located as well as an interest in the commercially zoned parcel in which her husband holds an option. Presumably, each of these interests is worth \$1,000 or more. Mayor Pro Tem Heidt also has an investment interest in One for the Books which is presumably worth \$1,000 or more. Accordingly, she may not participate in a decision regarding the development if it will have a reasonably foreseeable material financial effect on either of the real property interests or on One for the Books. Furthermore, if their are other businesses located in the Lyons Station Shopping Center which have provided Ms. Heidt with income of \$250 or more in the 12 months prior to the decision, Ms. Heidt may not participate in the decision if it will have a material financial effect on any of those businesses. (Section 87103(c).)

 $<sup>\</sup>frac{4}{}$  As an equal partner in Heidt and Cowgill, Mr. Heidt is attributed 50% of all gross income to Heidt and Cowgill. (Section 82030.)

Carl K. Newton October 13, 1988 Page -6-

The same tests discussed in connection with Mayor McKeon's business and real property interests should be applied to determine whether the effects of the decision on Mayor Pro Tem Heidt's interests will be considered material.

If you have any questions, please contact me at (916) 322-5901.

Very truly yours,

Diane M. Griffiths
General Counsel
John McLean

By \ John G. McLean Counsel, Legal Division

DMG:JGM:ld

Enclosures

LAW OFFICES

### BURKE, WILLIAMS & SORENSEN

ONE WILSHIRE BUILDING

950 COUNTY SQUARE DRIVE SUITE 207 VENTURA, CALIFORNIA 93003 (805) 644-7480 624 SOUTH GRAND AVENUE, 117H FLOOR
LOS ANGELES, CALIFORNIA 90017
(213) 623-1900

3200 PARK CENTER DRIVE SUITE 650 COSTA MESA, CALIFORNIA 92626 (714) 545-5559

TELECOP:ER (213) 623-8297

August 26, 1988

VIA EXPRESS MAIL

Diane Griffiths
General Counsel
Fair Political Practices Commission
428 "J" Street, #800
Sacramento, CA 95814

Re: REQUEST FOR LEGAL OPINION ON BEHALF OF SANTA CLARITA CITY COUNCIL MAYOR PRO TEM JANICE HEIDT AND MAYOR HOWARD P. McKEON

Dear Ms. Griffiths:

This letter is sent in my capacity as City Attorney of Santa Clarita to request a staff opinion on behalf of Santa Clarita City Council Mayor Pro Tem Jan Heidt and Mayor Howard P. McKeon pursuant to Government Code Section 83114. The issue involved is whether or not either the Mayor Pro Tem or Mayor should be disqualified from participating in the consideration of approvals of the "West-creek" development and the building of "Dockweiler Drive", in the City of Santa Clarita.

The proposed project would include an off-site improvement by a developer to build a road by extending and connecting it to one of the main highways of Santa Clarita. The development itself will add 903 dwelling units to the 38,000 already in the City of Santa Clarita. The Mayor Pro Tem and the Mayor possess financial interests in commercial endeavors in the vicinity of the project.

Please review the attached letter (Exhibit A) from Janice and Gerald Heidt regarding the financial interests of the Mayor Pro Tem as it relates to the project. This letter should provide enough background to consider the question presented.

Diane Griffiths August 26, 1988 Page 2

Mayor Howard P. McKeon is a 20% shareholder in a western wear and accessories retail chain of 33 stores. The corporation is Howard and Phil's Enterprises, Inc. The home office of the corporation and one of the retail stores is located at 19415 Soledad Canyon Road in Santa Clarita. The value of the ownership interest is in excess of \$10,000.

By the fact of the increased population of approximately 2,400 persons to an existing population of 147,000 in the City of Santa Clarita and the improved system of highways within the City, the Howard and Phil's store operating within the City of Santa Clarita is reasonably expected to do some increased business. This increased business will have some effect on the financial interest which Howard P. McKeon possesses in Howard and Phil's Enterprises, Inc.

Mayor Pro Tem Heidt and Mayor McKeon desire to participate in the legislative decision concerning the subject development and the building of Dockweiler Drive. As the City Attorney, I have advised that this matter requires a detailed analysis and opinion by the FPPC as to whether the proposed project would have a material financial effect on real property, business entities, or sources of income in which Mayor Pro Tem Heidt or Mayor McKeon have an interest.

I have enclosed for your review copies of Mayor Pro Tem Heidt and Mayor McKeon's most recent disclosure statements as Exhibits B and C. The City desires to have an opinion as soon as is possible. Therefore, should you need Diane Griffiths August 26, 1988 Page 3

any further information, please feel free to contact me at any time.

Sincerely,

Carl K. Newton

of BURKE, WILLIAMS & SORENSEN

ckn/tbm/LTR1297 ENCLS.

cc: Mayor and Members of the City Council- w/e George Caravalho, City Manager - w/e LAW OFFICES

### BURKE, WILLIAMS & SORENSEN

ONE WILSHIRE BUILDING

950 COUNTY SQUARE DRIVE 624 SOUTH GRAND AVENUE, 13th FLOOR
SUITE 207
VENTURA, CALIFORNIA 93003
(805) 644-7480
(213) 623-1900

3200 PARK CENTER DRIVE SUITE 650 COSTA MESA, CALIFORNIA 92626 (714) 545-5559

TELECOPIER: (2)3) 623-8297

August 26, 1988

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Diane Griffiths August 26, 1988 Page 2

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Sincerely,

Carl K. Newton

of BURKE, WILLIAMS & SORENSEN

ckn/tbm/LTR1297 ENCLS.

cc: Mayor and Members of the City Council- w/e
 George Caravalho, City Manager - w/e

G H

### GERALD H. HEIDT COMPANY

COMMERCIAL / INDUSTRIAL DEVELOPMENT AND MANAGEMENT

23420 LYONS AVENUE, • NEWHALL, CALIFORNIA 91321 (818) 367-1842 (805) 255-2200

August 26, 1988

Mr. Carl Newton
City Attorney
City of Santa Clarita
Suite 101
21021 Soledad Canyon Road
Santa Clarita, California 91351

Dear Mr. Newton:

Pursuant to my request for a clarification from the Fair Political Practices Commission of a possible conflict of interest on Los Angeles County Tract #32365 - 903 Units, the following information is submitted.

Attached please find an area map which shows the properties in question. The location labeled "SITE" is Tract 32365. Location (1) is Lyons Station Shopping Center and One for The Books bookstore. Location (2) is a property under option by the Gerald H. Heidt Company. Location (3) is Dockweiler Drive.

Tract 32365 - 903 Units is before the Santa Clarita City Council, of which I am a member, because Los Angeles County has requested jurisdiction from Santa Clarita to acquire right-of-way for Dockweiler Drive (location 3), a second access to the tract which runs approximately 2500 feet westerly from Sierra Highway to the project.

Three hours prior to Santa Clarita City Council meeting of 25 August 1988, at which Tract 32365 was to be considered, the attorney for the owner of the tract contacted Santa Clarita City Attorney Carl Newton. He indicated that there may be a conflict of interest if I discussed or voted on this agenda item because my husband, Gerald Heidt, had a property (location 2)under option in the vicinity of Tract 32365. We also own Lyons Station Shopping Center and a Bookstore in the same area.

Lyons Station Shopping Center (location 1) is approximately 2 1/2 miles from Tract 32365. It was built in 1978 by the Heidt & Cowgill Investment Company, an equal general partnership between Gerald H. Heidt and Robert W. Cowgill. One for The Books bookstore is located in the center and has been owned since 1982 in sole proprietorship by Janice H. Heidt and Gerald H. Heidt.

The optioned property (location 2) is approximately 7/8 mile from Tract 32365 on either San Fernando Road or Sierra Hwy. The property was optioned in March 1988 by the Gerald H. Heidt Company, a sole proprietorship of which Gerald H. Heidt is sole owner. It is a property that is commercially zoned and would be described in development jargon as "freeway commercial" because it is adjacent to north and south bound ramps of the Antelope Valley Freeway (Highway 14). My husband intends to develop it as a retail center that would cater to freeway traffic.

Mr. Carl Newton August 26, 1988 Page 2

My husband and I are 17 year residents and business owners of the Santa Clarita Valley. This area has experienced what could only be described as "explosive growth" over the past few years. Any business located here would experience growth from the new housing units already occupied and those on the drawing board. The question for the Fair Political Practices Commission to determine is whether this constitutes a conflict of interest. Since the rate of growth in Santa Clarita continues unabated, this issue is likely to come up again on other projects that the city council may consider in the "vicinity". An objective reading by the FPPC is needed to clarify the situation.

Janice H. Heidt

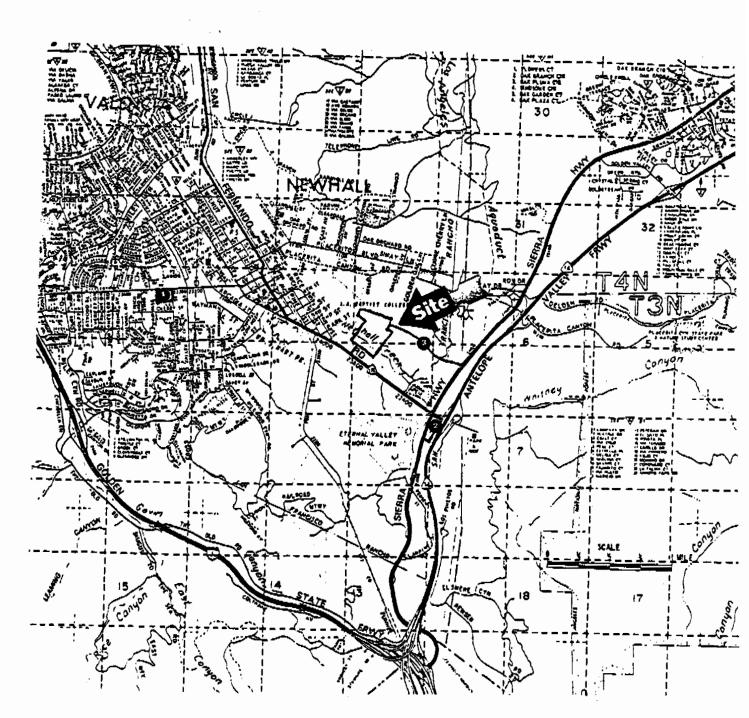
Mayor Pro-Tem

City of Santa Clarita

Geralli H., Heidt

Owner Gerald H. Heidt Co.

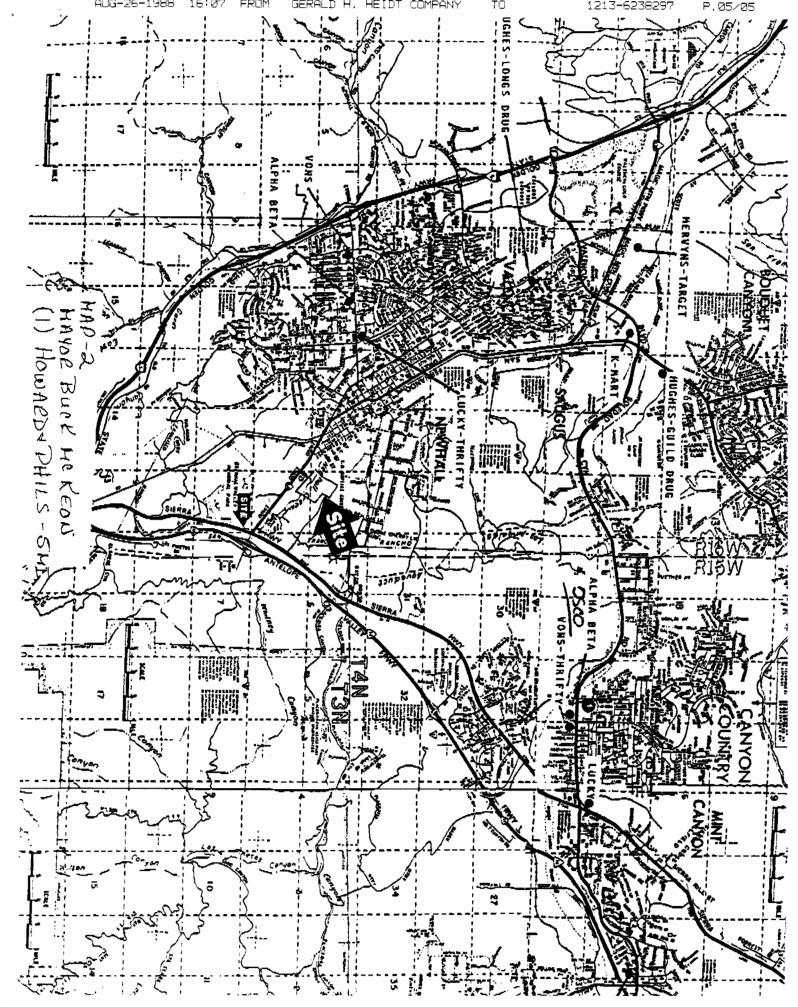
### LOCATION



MAPI

MAYOR PRO TEM JANICE HEIDT

- (1) LYONS STATION BOOKSTORE
- @ OPTIONED PROPERTY
- 3) DOCKWEILER DRIVE



Date Received by FPPC

### **FORM 721**

### STATEMENT OF ECONOMIC INTERESTS

PL NA Date Received by Filing Official

PLEASE THE ON PRINT INJUNAL 188	A Public Document		
Janice H. Heidt			TELEPHONE NUMBER 2595
MAILING ADDRESS 26534 Josel Drive	Santa Clarita,	Ca.	91351
STREET	CITY		ZIP CODE
OFFICE SOUGHT OR HELD (Che	ck One):		
STATE OF CALIFORNIA OFFICE:			
JUDICIAL BRANCH COUNTY:		COURT:	
	CHECK ONE: JUDGE	COURT COM	MMISSIONER
COUNTY OFFICE:		COUNTY:	
Council Pers	son_	_ city:Sant	a Clarita, Ca.
TYPE OF STATEMENT (Check th	e Appropriate Box(es)):	SCHEDU	JLES TO BE COMPLETED
CANDIDATE STATEMENT			
File no later than the final filing da	ite for your declaration of candidacy.	Complete So interests hel	chedules A, B and C disclosing Id on the date of filing.
ASSUMING OFFICE STATEMENT (For Newly-Elected and Newly-App	pointed Officials ONLY)*		
in December or January). File w	elected state officers assuming office ithin 30 days of assuming office.	Complete So interests hel office.	thedules A, B and C disclosing id on the date of assuming
Date Assumed Office	day v'		
days after assuming office.	dicial Appointments. File within 10	Complete Scinterests hell office.	hedules A, 8 and C disclosing don the date of assuming
Date Assumed Office	4		
APPOINTED OFFICIAL Subject t	o confirmation by the State Senate or ointments. File within 10 days after	Complete So interests hel nomination	thedules A, B and C disclosing d on the date of appointment or
Date Appointed			
X ANNUAL STATEMENT			
State officials and all judges and January 1 and March 1. City and January 1 and April 1.	f court commissioners file between I county officials file between	held or recei	I Schedules disclosing interests ved at any time during the red by the statement.
	eportable interests held or received 1, 1987 through December 31, 1987.		
LEAVING OFFICE STATEMENT			
File within 30 days after leaving January 1, 19, to the date o	office. The period covered is fleaving office which was:	held or recei	I schedules disclosing interests ived during any time during the red by the statement .
mo dev yr			

<sup>&</sup>quot;INCUMBENT OFFICEHOLDERS WHO ARE RE-ELECTED OR RE-APPOINTED WITHOUT A BREAK IN SERVICE SHOULD NOT COMPLETE AN ASSUMING OFFICE STATEMENT.

P.03/12

NAME Janice	Η.	Heidt	
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### The Following Summary Must-8e-Completed By All Filers



DO NOT COMPLETE THIS SUMMARY PAGE UNTIL YOU HAVE CAREFULLY REVIEWED ALL SCHEDULES AND THE INSTRUCTIONS FOR EACH SCHEDULE.

	SCHEDULE COMPLETED AND ATTACHED	NO REPORTABLE INTERESTS
Schedule A INVESTMENTS  (Other Than Those Held by a Business Entity or Trust)	X	
Schedule B INTERESTS IN REAL PROPERTY		
(Other Than Those Held by a Business Entity or Trust)		X
Schedule C INTERESTS IN REAL PROPERTY AND INVESTMENTS HELD BY BUSINESS ENTITIES OR TRUSTS	×	
Schedule D INCOME (Other Than Loans, Gifts and Honoraria)		x
Schedule E LOANS (Received or Outstanding During the Period Covered)		21
Schedule F GIFTS		x
Schedule G HONORARIA		
Schedule H COMMISSION INCOME, INCOME AND LOANS TO BUSINESS ENTITIES AND INCOME FROM RENTAL PRO	OPERTY -	ж
NOTE: AFTER THE SUMMARY PAGE HAS BEEN COMPLETED, PLEASE DISCAR	D TH <b>OSE SCHEDU</b> LES	ON WHICH
VERIFICATION  I have used all reasonable diligence in preparing this Statement. I have reviewe my knowledge the information contained herein and in the attached schedules		to the best of
Executed on SE Mach, 19 88, at SIGNATURE	pe foregoing is true and some some some some some some some some	d correct. <u>Chareta</u> ,

NAME Janice H. Heidt

### Schedule A -- Investments

(Other Than Those Held By a Business Entity or Trust)
(SEE INSTRUCTIONS ON PRECEDING PAGE)

NAME OF BUSINESS ENTITY		VALUE
One for the Books		\$1,000-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  Sole Proprietorship	If Acquired Or Disposed During The Reporting Period You Must Indicate:	X \$10,001-\$100,000  Over \$100,000  Ownership Interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY  Retail Book Store	Date Acquired: Date Disposed:	Less than 10%  7 10% or greater*
NAME OF BUSINESS ENTITY		VALUÉ
Gerald H. Heidt Company		\$1,000-\$10,000
NATURE OF INVESTMENT, E. G., COMMON STOCK, PARTNERSHIP INTEREST Sole Proprietorship	If Acquired Or Disposed During The Reporting Period You Must Indicate:	\$10,001-\$100,000  T Over \$100,000  Ownership Interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY  Real Estate Devmt/Mgmt	Date Acquired: Date Disposed:	Less than 10%  10% or greater*
NAME OF BUSINESS ENTITY		VALUE
Heidt & Cowgill Investment Co.	, , , , , , , , , , , , , , , , , , ,	\$1,000-\$10,000
NATURE OF INVESTMENT, E.G., COMMON \$10CK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The	S10,001-\$100,000  Over \$100,000
Partnership Interest	Reporting Period You Must Indicate:	Ownership Interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired:	Less than 10%
Shopping Center	Date Disposed;	10% or greater*
NAME OF BUSINESS ENTITY		VALUE \$1,000-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The Reporting Period You Must Indicate:	S10,001-\$100,000 Over \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired:	Ownership Interest  Less than 10%  10% or greater*
NAME OF BUSINESS ENTITY		VALUE
NATURE OF INVESTMENT, e.g., common stock, partnership interest	If Acquired Or Disposed During The	S1,000-\$10,000 S10,001-\$100,000 Over \$100,000
	Reporting Period You Must Indicate:	Ownership Interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired:	Less than 10% 10% or greater*

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D. ANY SALARY, COMMISSION DISTRIBUTION OR OTHER INCOME (\$250 OR MORE) FROM INVESTMENTS LISTED ON SCHEDULE A RECEIVED BY YOU OR YOUR SPOUSE.

<sup>\*</sup> If you have checked this box, you must report any interests in real property and investments held by the business entity on Schedule C. In addition, if you are completing an Annual or Leaving Office Statement, if your pro rata share of the gross income from any one source was \$10,000 or more, you must report the name of that source on Schedule H-2.

NAME Janice H. Heidt

# Schedule C -- Interests in Real Property and Investments Held by Business Entities or Trusts

(SEE INSTRUCTIONS ON PRECEDING PAGE)

### Schedule C-1 Interests in Real Property Held by A Business Entity or Trust

INTERESTS IN REAL PROPERTY HELD BY:	(Name of Business Entire		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		
SWC Lyons and Apple Street	Newhall	FAIR	T
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD	D, DEED OF TRUST	MARKET	\$1,000-\$10,000 \$10,001-\$100,000
Equity Interest	•	VALUE	Over \$100,000
	ate Acquired:		
The Reporting Period You Must Include: 0.	ate Disposed:		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		
		FAIR	S1,000-\$10,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD	D, DEED OF TROST	MARKET	S10,001-\$100,000
	Pate Acquired:	VALUE	Over \$100,000
	Date Disposed:		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	1 CITY		Marie
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD	, DEED OF TRUST	FAIR	\$1,000-\$10,000
		MARKET VALUE	\$10,001-\$100,000 Over \$100,000
If Acquired Or Disposed During D	ate Acquired:	-	
The Reporting Period You Must include: D	ate Disposed:		
	Schedule C-2 d by A Business Entity or (Name of Business Entity or Trust)	_	
NAME OF BUSINESS ENTITY			
			S1,000-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERS	" wednise or pusposes paining	1	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Reporting Period You Must India Date Acquired:	ate:	Over \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Disposed:		
NAME OF BUSINESS ENTITY			
THE OF BOSINESS ENTITY			
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERS	HIP If Acquired Or Disposed During T	he VALUE	\$1,000-\$10,000 \$10,001-\$100,000
	Reporting Period You Must Indic	l l	Over \$100,000
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired: Date Disposed:		
If additional space is neede	d check box and attach an addition	al Schadula	<b>c</b> .

Date Received by FPPC

## **FORM 721**

Date Received by Filing Official

	STATEMENT OF ECONOMIC INT	ERESTS	<u>ئ</u> و <u>ت</u> و
PLEASE TYPE OR PRINT IN INK	A Public Document	A	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
NAME Howard F	Mc Keon.		TELEPHONE NUMBER 00
MAILING ADDRESS 26128 Favenh			9/35/ ZIP CODE
OFFICE SOUGHT OR HEL	.D (Check One):		·
STATE OF CALIFORNIA OFF	ICE:		
JUDICIAL BRANCH COUNTY	:	COURT:	
	CHECK ONE: JUDGE	COURT CO	MMISSIONER
COUNTY OFFICE:		COUNTY:	
B'CITY OFFICE: Mayo	2 M	_ aty: _52	anta Clarita
TYPE OF STATEMENT (C	heck the Appropriate Box(es)):	SCHED	ULES TO BE COMPLETED
CANDIDATE STATEMENT			
File no later than the final	filing date for your declaration of candidacy.	Complete S interests he	chedules A, B and C disclosing eld on the date of filing.
ASSUMING OFFICE STATES (For Newly-Elected and Ne	MENT wly-Appointed Officials ONLY)*		
in December or January	ner than elected state officers assuming office v). File within 30 days of assuming office.	Complete S interests he office.	chedules A, B and C disclosing old on the date of assuming
Date Assumed Office	mo, day rf		
APPOINTED OFFICIAL I Senate or the Commissi days after assuming off	Not subject to confirmation by the State on on Judicial Appointments. File within 10 lice.	Complete S interests he office.	chedules A, B and C disclosing ld on the date of assuming
Date Assumed Office	™O. day yr		
APPOINTED OFFICIAL: the Commission on Judi appointment or nomina	Subject to confirmation by the State Senate or cial Appointments. File within 10 days after ation.	Complete Sointerests he nomination	chedules A, B and C disclosing ld on the date of appointment o I.
Date Appointed	O. day yr.		
ANNUAL STATEMENT			
	dges and court commissioners file between City and county officials file between	held or rece	Il Schedules disclosing interests ived at any time during the red by the statement.
PERIOD COVERED: Disc	lose all reportable interests held or received January 1, 1987 through December 31, 1987.		
LEAVING OFFICE STATEM	MENT	_	
File within 30 days afte January 1, 19, to th	r leaving office. The period covered is ne date of leaving office which was:	held or rece	Il schedules disclosing interests ived during any time during the red by the statement.
mo dev yr			

<sup>\*</sup>INCUMBENT OFFICEHOLDERS WHO ARE RE-ELECTED OR RE-APPOINTED WITHOUT A BREAK IN SERVICE SHOULD NOT COMPLETE AN ASSUMING OFFICE STATEMENT.

SCHEDULE COMPLETED NO REPORTABLE

NAME	Howard	7	Wekeen

### The Following Summery Must Be Completed By All Filers



DO NOT COMPLETE: THIS SUMMARY PAGE UNTIL YOU HAVE CAREFULLY REVIEWED ALL SCHEDULES AND THE INSTRUCTIONS FOR EACH SCHEDULE.

	AND ATTACHED	INTERESTS
Schedule A INVESTMENTS  (Other Than Those Held by a Business Entity or Trust)	$\square$	
Schedule B INTERESTS IN REAL PROPERTY  (Other Than Those Held by a Business Entity or Trust)		ď
Schedule C INTERESTS IN REAL PROPERTY AND INVESTMENTS HELD BY BUSINESS ENTITIES OR TRUSTS		
Schedule D INCOME (Other Than Loans, Gifts and Honoraria)	Í	
Schedule E LOANS (Received or Outstanding During the Period Covered)		
Schedule F GIFTS		
Schedule G HONORARIA		
Schedule H COMMISSION INCOME, INCOME AND LOANS TO BUSINESS ENTITIES AND INCOME FROM RENTAL PROF	PERTY	Ø
NOTE: AFTER THE SUMMARY PAGE HAS BEEN COMPLETED, PLEASE DISCARD YOU HAVE NO REPORTABLE INTERESTS.	THOSE SCHEDULES	ON WHICH
VERIFICATION  I have used all reasonable diligence in preparing this Statement. I have reviewed my knowledge the information contained herein and in the attached schedules is a certify under penalty of perjury under the laws of the State of California that the	true and complete.	
Executed on 3-25 ,19 89 , at SIGNATURE	_ •	

NAME Howard P. Mckeon

### Schedule A -- investments

### (Other Than Those Held By a Business Entity or Trust)

(SEE INSTRUCTIONS ON PRECEDING PAGE)

Howard & Phil Ent., Inc		VALUE  \$1.000-\$10.000
NATURE OF INVESTMENT, E. G., COMMON STOCK, PARTNERSHIP INTEREST  COMMON STOCK	If Acquired Or Disposed During The Reporting Period You Must Indicate:	\$10,001-\$100,000  Over \$100,000  Ownership Interest
Retail sales - Western clothing	Date Acquired:	Less than 10% 10% or greater*
NAME OF BUSINESS ENTITY  Valencia National Bank  NATURE OF INVESTMENT, L.G., COMMON STOCK, PARTMERSHIP INTEREST	If Acquired Or Disposed During The	VALUE  \$1,000-\$10,000  \$10,001-\$100,000  Over \$100,000
Common Stock  GENERAL DESCRIPTION OF BUSINESS ACTIVITY  Commercial banking	Reporting Period You Must Indicate:  Date Acquired:  Date Disposed:	Ownership Interest  Less than 10%  10% or greater*
NAME OF BUSINESS ENTITY  IRA - Charles Schwab		VALUE  \$1,000-\$10,000  \$10,001-\$100,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST  COMMON STOCK - Mutual Funds	If Acquired Or Disposed During The Reporting Period You Must Indicate:	Over\$100,000  Ownership Interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired: Date Disposed:	Less than 10% 10% or greater*
NAME OF BUSINESS ENTITY		VALUE  S1,000-\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST	If Acquired Or Disposed During The Reporting Period You Must Indicate:	S10,001-\$100,000  Over \$100,000  Ownership interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired:	Less than 10% 10% or greater*
NAME OF BUSINESS ENTITY		VALUE \$1,000-\$10,000
NATURE OF INVESTMENT, e.g., common stock, partnership interest	If Acquired Or Disposed During The Reporting Period You Must Indicate:	S10,001-\$100,000 Over \$100,000 Ownership Interest
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Date Acquired: Date Disposed:	Less than 10% 10% or greater*
NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE ST	ATELIENT VALLMIET DEDAGT AN CEUE	DULL D ANY CALARY COMMICCION

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D'ANY SALARY, COMMISSION.
DISTRIBUTION OR OTHER INCOME (\$250 OR MORE) FROM INVESTMENTS LISTED ON SCHEDULE A RECEIVED BY YOU OR YOUR SPOUSE.

	If additional	space is needed check box and attach an additional Schedule A.	
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<sup>\*</sup> If you have checked this box, you must report any interests in real property and investments held by the business entity on Schedule C. In addition, if you are completing an Annual or Leaving Office Statement, if your pro rata share of the gross income from any one source was \$10,000 or more, you must report the name of that source on Schedule H-2.

NAME	Howard	PMcKe
	140000	7 7 0 7 6 7 7

### Schedule C -- Intérests in Real Property and Investments Held by Business Entities or Trusts

(SEE INSTRUCTIONS ON PRECEDING PAGE)

# Schedule C-1 Interests in Real Property Held by A Business Entity or Trust

INTERESTS IN REAL PROPERTY HELD B	BY: Mc Keen Bros (Name of Business	Forth or	rust)	<u>P</u>
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	City	Entity of	11434/	
19415 Soledad Cyn. Rd.	Canyon Country	y	FAIR	<b>\$1,000-\$10,000</b>
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASE,	HOLD, DEED OF TRUST	I	ARKET VALUE	\$10,001-\$100,000 Over \$100,000
If Acquired Or Disposed During	Date Acquired:			
The Reporting Period You Must Include:	Date Disposed:			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY			
NATURE OF INTEREST, E. G., OPTION, OWNERSHIP, LEASE	HOLD, DEED OF TRUST		FAIR IARKET VALUE	\$1,000-\$10,000 \$10,001-\$100,000 Over \$100,000
If Acquired Or Disposed During	Date Acquired:			
The Reporting Period You Must Include:	Date Disposed:			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY			
REET ADDRESS OR PRECISE LOCATION OF PROPERTY  TURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD,  Acquired Or Disposed During	HOLD, DEED OF TRUST	]	FAIR IARKET VALUE	\$1,000-\$10,000 \$10,001-\$100,000 Over \$100,000
If Acquired Or Disposed During	Date Acquired:			Over 2100,000
If Acquired Or Disposed During The Reporting Period You Must Include:	Date Disposed:			, 010/2/30/300
The Reporting Period You Must Include:		or Trus		,
The Reporting Period You Must include:  Investments H	Schedule C-2 Held by A Business Entity	or Trus		
Investments HELD BY:	Schedule C-2 Held by A Business Entity (Name of Business Entity or T	or Trus		\$1,000-\$10,000 \$10,001-\$100,000 Over \$100,000
Investments H INVESTMENTS HELD BY:  NAME OF BUSINESS ENTITY	Schedule C-2 Held by A Business Entity  (Name of Business Entity or T	or Trus	st	\$1,000-\$10,000 \$10,001-\$100,00
Investments H INVESTMENTS HELD BY:  NAME OF BUSINESS ENTITY  NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTI	Schedule C-2 Held by A Business Entity  (Name of Business Entity or T  NERSHIP  If Acquired Or Disposed De Reporting Period You Musiness Date Acquired:	or Trus	st	\$1,000-\$10,000 \$10,001-\$100,000
Investments H INVESTMENTS HELD BY:  NAME OF BUSINESS ENTITY  NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTI GENERAL DESCRIPTION OF BUSINESS ACTIVITY	Schedule C-2 Held by A Business Entity  (Name of Business Entity or T  NERSHIP  If Acquired Or Disposed Di Reporting Period You Mus Date Acquired: Date Disposed:	rust)  rust)  uring The st indicate;  uring The	st	\$1,000-\$10,000 \$10,001-\$100,00

NAME Howard P. McKeen

### Schedule D -- Income (Other Than Loans, Gifts and Honoraria) (SEE INSTRUCTIONS ON PRECEDING PAGE)

IDENTIFY EACH SOURCE OF INCOME:	GROSS INCOME RECEIVED:
Howard & Phil Ent. Inc  ADDRESS  19415 Soledad Cyn. Rd., Canyon Country  Business activity, if any  Retail clothing sales  DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED  Manager - Cuner — Interest on Loan	\$250 - \$1,000 \$1,001 - \$10,000 Over \$10,000
NAME WM. 5 Hart High School District  ADDRESS  24822 Walnut, Newhall  BUSINESS ACTIVITY, IF ANY  Education  DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED  Board Member	\$250 - \$1,000 \$1,001 - \$10,000 Over \$10,000
NAME New England Life  ADDRESS  Ventura Blud., Sherman Caks  BUSINESS ACTIVITY, IF ANY  Litsurance Sales - Commissions  DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED  Reviewal Commissions - previous year insurance sales	\$250 - \$1,000 \$1,001 - \$10,000 Over \$10,000
ADDRESS  BUSINESS ACTIVITY, IF ANY  DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	\$250 - \$1,000 \$1,001 - \$10,000 Over \$10,000

If additional space is needed check box and attach an additional Schedule D.

NAME Howard P. Mc Keon

### Schedule E -- Loans

### (Received or Outstanding During the Period Covered)

(SEE INSTRUCTIONS ON PRECEDING PAGE)

IDENTIFY EACH LENDER:		AMOUNT OF HIGHEST BALANCE
NAME COMMUNITY Bank		S250 - \$1,000
3219 San Fernando Rd Lor Angeles		\$1,001 - \$10,000
BUSINESS ACTIVITY ENTIRE LOAN	YE\$	Over \$10,000
LOAN	₽ NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address)  Residence - 26128 Rovenhill, C.C.	NONE	INTEREST RATE NONE
NAME Valencia National Bank		\$250 - \$1,000
23420 W. Valencia Blvd., Valencia		\$1,001 - \$10,000
BUSINESS ACTIVITY ENTIRE LOAN REPAID	YES NO	Over \$10.000
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address)	NONE	INTEREST RATE NONE
NAME	•	\$250 - \$1,000
ADDRESS	-	\$1,001 - \$10,000
BUSINESS ACTIVITY ENTIRE LOAN REPAID	YES NO	Over \$10,000
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address)	NONE	INTEREST RATE NONE
NAME		
ADDRESS		\$250 · \$1,000
BUSINESS ACTIVITY ENTIRE LOAN	☐ YES	\$1,001 - \$10,000 Over \$10,000
REPAID	□ NO	
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address)	NONE	INTEREST RATE NONE
NAME		
ADDRESS		\$250 - \$1,000 \$1,001 - \$10,000
BUSINESS ACTIVITY ENTIRE LOAN REPAID	YES	Over \$10,000
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR (If Real Property, Provide Address)	□ NO	INTEREST RATE

NAME Howard Pille Keen

### Schedule F -- Gifts

### (SEE INSTRUCTIONS ON PRECEDING PAGE)

IDENTIFY EACH DONOR:	DATE(S) RECEIVED:	VALUE(\$):	DESCRIPTION OF GIFT(S):
NAME Valencia Co. ADDRESS 23823 W. Valencia 5/Vd., Valencia BUSINESS ACTIVITY, LEANY Fand Development	3-10-88	\$100.00	Campaign Dinner for Sup. Antonovich
ADDRESS BUSINESS ACTIVITY, IF ANY			
ADDRESS BUSINESS ACTIVITY, IF ANY			
ADDRESS BUSINESS ACTIVITY, IF ANY			
ADDRESS BUSINESS ACTIVITY, IF ANY			
ADDRESS BUSINESS ACTIVITY, IF ANY			
ADDRESS BUSINESS ACTIVITY, IF ANY			

If additional space is needed check box and attach an additional Schedule F.